

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, June 9th, 2015 at 5:30 p.m.** in the Council Chambers in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.**
8. Review and discussion of amendments to the Village Redevelopment Plan. Formal action may be taken.
9. Case: P15-011 Preliminary and Final Major Site Plan with Deviations for Phase 1
Preliminary Major Site Plan with Deviations for Phase 2
Applicant: 207 Van Vorst Street Realty Company LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 193-201-213 Van Vorst Street
Block: 14205 Lot: 14.02, 15, 16, 17.01, 18
Zone: Tidewater Basin Redevelopment Plan & Liberty Harbor North Redevelopment Plan
Deviations: maximum ground floor height, minimum glazing for storefronts, maximum lot coverage.
Description: 2-phase 15 story mixed use project of 408 residential units, 252 parking space, and public plaza area.
10. Case: P15-035 Minor Subdivision
Applicant: Jersey City Municipal LLC
Attorney: Craig Bossong
Review Planner: Jeff Wenger
Address: 360-398 MLK Drive
Block: 21201 Lot: 17
Zone: MLK Drive Redevelopment Plan
Description: Subdivision of one lot into two.
11. Case: P15-008 Preliminary & Final Major Site Plan with Variances
Applicant: 415 Monmouth Group, LLC
Attorney: Jason R. Tuvel, Esq.
Review Planner: Matt Ward, AICP
Address: 415 Monmouth Street
Block: 9902 Lot: 18
Zone: NC - Neighborhood Commercial
Description: Rehabilitation of an existing 3-story mixed use building into a ground floor commercial space with 4 residential units and 4th story and rear additions.
Variance: Ceiling height on 2nd and 3rd floor is below the required minimum.
12. Case: P15-028 Preliminary & Final Major Site Plan & Colgate Master Plan
Amendment XIII
Applicant: COA 99 Hudson, LLC
Attorney: George L. Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 108 Greene Street (aka 99 Hudson Street)
Block: 27401 Lot: 41
Zone: Colgate Redevelopment Plan Area
Description: Construction of a 743 dwelling unit 76 story residential tower with 19,591 sf. of ground floor retail space, accessory parking garage, and public open space.
13. Case: P15-037 Preliminary Major Site Plan; Phase 1B
Applicant: GS FC Jersey City PEP, LLC
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 430 Marin Blvd.
Block: 11603 Lot: 3
Zone: Harsimus Cove Station Redevelopment Plan Area
Description: Construction of Phase 2 of Redevelopment Plan Block 1 to contain a 432 dwelling unit 35 story residential tower with 13, 793 sf. of commercial ground floor commercial space, accessory parking garage, public open space and new ROW improvements surrounding block 1 of the redevelopment plan.
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD